



Pet Lease Addendum

This Pet Addendum is made on _____ (“Effective Date”), in accordance with a Lease (“Lease”) executed on _____ (“Lease Signed Date”), between _____ (“Landlord”) and _____ (“Tenant”) for the lease of Premises at: _____ . This Addendum shall not alter, modify, or change in any other respect the Lease, and except as modified herein, all of the terms and provisions of this Lease are expressly ratified and confirmed and shall remain in full force and effect.

Pet Guidelines

1. All dogs and cats must wear vaccination tags attached to a collar that is worn at all times.
2. The Tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination. The Tenant must renew all dog registrations annually and provide a copy of the registration to the Landlord, upon request.
3. Cats and dogs must be neutered/spayed. Any reptile, fish or pet that is considered a poisonous species is prohibited. The Tenant cannot maintain exotic animals or livestock in the rental home, grounds or community property. Breeding of animals within the Premises is strictly prohibited.
4. Any damage to the leased premises caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant's expense.
5. Tenant agrees that the pet is quiet and housebroken and will not cause any damage to property. Tenant further affirms that the pet will not pose a threat or hazard to any third party that comes in contact with animal.
6. Any emergency situations involving pet (i.e.: attack by animal on staff or contactor or a guest) will be resolved within a 24-hour period and any nuisance situations within 5 days.
7. Continual reports of excessive animal noise (such as a barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the premises within 24 hours.
8. Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited.
9. When outdoors, all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. Pets are barred from any community area such as playgrounds, pools and game courts.
10. Under no circumstances will Landlord be held liable for the escape of the animal from the unit or property.
11. The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on the grounds.
12. Landlord reserves the right to require Tenant to maintain liability insurance for the pet identified in this Pet Addendum.
13. **In the event there is an unauthorized pet reported to or discovered by Landlord, the Tenant will be charged \$100.00 per month, backdated to the start of the lease.**
14. **Pets belonging to visitors and/or peoples not on this lease are strictly prohibited.**
15. **OTHER PROVISIONS:** _____

The parties agree that this Lease is modified to identify the following pet(s) that shall be permitted in the Leased Premises, subject to the Rules and Provisions set forth herein:

Pet Information

Type of Animal	Breed
Name	Age
Weight	Size
Coloring	

Emergency Contact Information: Tenant must provide information for an emergency contact who will take responsibility and possession of the Animal and remove it from the Leased Premises in a timely manner, should the Tenant be unable to care for it (e.g. hospitalization).

Emergency Contact Name	Phone #
Address	Email

Veterinarian Contact Information

Veterinarian Name	Phone #
Address	Email

If the Tenant violates any part of this Pet Addendum, the Tenant shall be considered in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed as a result of the Tenant's default.

This is a legally binding document, if not understood, seek competent legal advice before signing.

TENANTS SIGNING LEASE SHALL BE JOINTLY AND SEVERALLY LIABLE.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

 Freedom Property Management and Sales, LLC;
 as Managing Agent for Landlord

Date: _____